

**VILLAGE OF RYE BROOK**  
**938 King Street**  
**Rye Brook, New York 10573**  
**Phone (914) 939-1121 Fax (914) 939-5801**

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**NOTICE OF HEARING ON APPLICATION**

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Rye Brook.

**Application # 06-460**

**Applicant: Dr. Gerald Cohen**  
**32 Woodland Drive**  
**Rye Brook, New York 10573**

**Applicant**

**Proposes to: Conduct a commercial dentist office as a non-resident of the premises.**

At the premises No. **301 South Ridge Street** in the Village of Rye Brook, New York, situated on the east side of South Ridge Street, at the intersection of Garibaldi Place and South Ridge Street, designated as **Section: 141.43 Block: 1 Lot: 38**, on the assessment Map of said Village being a variance from the Zoning Ordinance in the following respect:

**Section: 250-25C.9(3): Uses Permitted at the Discretion of the Village Board.**

**“Professional office space for use by physicians, surgeons, dentists, attorneys, accountants, insurance agents or similar professions, not residents of the premises, in dwellings on the northerly and southerly side of Bowman Avenue between South Ridge Street and the Port Chester Village boundary line; and in dwellings on the northerly and southerly side of Westchester Avenue between North Ridge Street and the Port Chester Village boundary line, presently zoned R2-F, provided that there shall not be more than two such professional persons occupying any one dwelling, and provided further that there shall be no hospital facilities in connection therewith in any case.”**

**Therefore, a use variance is requested to conduct this commercial use at the above captioned location.**

A Public Hearing on said application will be held before on **November 7, 2006, at 8 o'clock in the p.m.** at the Village of Rye Brook Offices, 938 King Street, Rye Brook, New York 10573. Plans are on file at the Building Department and may be reviewed prior to the Public Hearing. If you have any questions, please contact the Building Department at 939-0668.

Dated: October 24, 2006

Christopher J. Bradbury, Village Clerk